PETITION FOR ZONING RE-CLASSIFICATION SPECIAL EXCEPTION AND/OR VARIANCE

TO THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY: The undersigned, legal owner(s) of the property situate in Paltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition that the zoning status of the herein described property be re-classified, pursuant to the Zoning L. " of Baltimore County, from an RC 3 zone to an RC 2 zone, for the reasons given in the attached statement; and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Law and Zoning Regulations of Baltimore County:

See attached: brief memorandum as stated in "E"

Property is to be posted and advertised as prescribed by The Baltimore County Code.

I, or we, agree to pay expenses of above Re-classification, Special Exception and/or Variance, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore

County.	
Contract Purchaser:	Legal Owner(s):
(Type or Print Name)	(Type or Print Name) Rary 6. Liggle Signature
Signature	MARY E. Riggle
Street or Box	(Type or Print Name)
City and State	Signature
Attorney for Petitioner:	428 Pleaset Shiel Ry
(Type or Print Name)	Street or Box Durings miels, Dad 21117 City and State
Signature	
Street or Box	Name and telephone number of legal owner, contract purchaser or representative to be contacted Mary Legale Name
City and State	Name 356-4020
Attorney's Telephone No.:	Telephone No.

Mrs. Mary E. Riggle 428 Pleasant Hill Road Owings Mills, Maryland 21117

BABC-Form

cc: Keller & Keller 3914 Woodlea Avenue Baltimore, Maryland 21206

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Ave. Towson, Maryland 21204

Your Petition has been received and accepted for filing

this 16th day of May

S. ERIC DI NENNA Zoning Commissioner

Petitioner Riggle Petitioner's Attorney Chairman, Zoning Plans Advisory Committee

RE: PETITION FOR RECLASSIFICATION from R.C. 3 to R.C. 2 Zone NW/S of Pleasant Hill Rd., 2,000'

MARY E. RIGGLE, Petitioner

: BEFORE THE COUNTY BOARD OF APPEALS

0

OF BALTIMORE COUNTY SW Tollgate Rd., 4th District : Case No. R-80-64 (Item 4, Cycle V)

ORDER TO ENTER APPEARANCE

::::::

To the Honorable, Members of Said Board:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman Deputy People's Counsel

John W. Hessian, III People's Counsel for Baltimore County County Office Building Towson, Maryland 21204

I HEREBY CERTIFY that on this 5th day of September, 1979, a copy of the aforegoing Order was mailed to Mary E. Riggle, Petitioner, 428 Pleasant Hill Road, Owings Mills, Maryland 21117.

RE: PETITION FOR RECLASSIFICATION BEFORE from R.C. 3 to R.C. 2 NW/S Pleasant Hill Road 2000' COUNTY BOARD OF APPEALS SW of Tollgate Road 4th District Mary E. Riggle

Petitio: -

Petition of Mary E. Riggle for reclassification from R.C. 3 to R.C. 2 on property located on the northwest side of Pleasant Hill Road 2000 feet southwest of Tollgate Road, in the Fourth Election District of Baltimore County.

ORDER OF DISMISSAL

WHEREAS, the Baltimore County Council adopted new comprehensive zoning maps for the entire County on October 14, 1980.

WHEREAS, said zoning maps became effective on December 11, 1980, with the signature of the County Executive.

It is the judgment of this Board that all reclassification cases pending at the time of the adoption of new comprehensive rezoning maps shall be considered moot. I arefore, this appeal shall be dismissed. An Order to this effect follows hereafter.

ORDER

For the reasons set forth above, it is this 20th day of January, 1981, by the County Board of Appeals, ORDERED that this case be and the same is hereby DISMISSED.

Any appeal from this decision must be in accordance with Rules B-1 thru B-12 of the Maryland Rules of Procedure.

> COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY Walter A. Reiter, Ir (, Chairman William T. Hackett

BALTIMORE COUNTY

No. R-80-64

John V. Wurfley

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

Chairman

MEMBERS

Department of

Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Industrial

Zoning Administration

Traffic Engineering

State Roads Commission

Bureau of

Nicholas B. Commodari

Mrs. Mary E. Riggle 428 Pleasant Hill Road Owings Mills, Maryland 21117

May 10, 1979

RE: Item No. 4 - Cycle V Petitioner - Riggle Reclassification Petition

Dear Mrs. Riggle:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on-site field inspection of the property. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Located on the west side of Pleasant Hill Road south of Tollgate Road in the 4th Election District, the subject of this petition is a 5.7 plus acre tract of land, zoned R.C. 3 and improved with a single family dwelling.

As indicated in our previous conversations and review of the deed for this property, it appears that the property actually contains 6.4 acres. However, after speaking with Mr. Keller, your surveyor, it is his professional opinion that the property only contains 5.709 acres. Since there is some question, I suggest that you have a third party investigate this matter.

Because the proposed use of the subject property was not indicated. on the submitted site plan, it is impossible for this Committee to make detailed comments concerning this petition. If said petition is granted, it should be emphasized that all applicable Baltimore County requirements must be satisfied. In keeping with this and prior to application for the necessary building permits, your surveyor should submit a preliminary plan of the proposed development to be reviewed by this Committee.

Item No. 4 - Riggle · Page Two May 10, 1979

> This petition for Reclassification will be accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be between September 1 and December 31, 1979, will be forwarded to you well in advance.

> > Very truly yours, NICHOLAS B. COMMODARI Zoning Plans Advisory Committee

NBC/sf

cc: Keller & Keller 3914 Woodlea Avenue Baltimore, Maryland 21266 BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS



THORNTON M. MOURING, P.E.

May 2, 1979

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 21204

Re: Item #4 (Cycle V-April - October 1979) Property Owner: Mary E. Riggle N/WS Pleasant Hill Rd., 2,000' S/W Tollgate Rd. Existing Zoning: RC 3 Proposed Zoning: RC 2 Acres: 5.709 District: 4th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Pleasant Hill Road, an existing public road, is proposed to be improved in the future as a 50-foot closed section roadway on a 70-foot right-of-way. Highway right-of-way widening, including any necessary revertible easements for slopes, will be required in connection with any grading or building permit application or subdivision of this property.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #4 (Cycle V-April - October 1979) Property Owner: Mary E. Riggle Page 2 May 2, 1979

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property, which is utilizing private onsite facilities and beyond the Baltimore County Metropolitan District and the Urban-Rural Demarcation Line. Baltimore County Water and Sewerage Flans W-16A and S-16A, as amended, indicate "Planned Service" in the area in 6 to 10 years, and 11 to 30 years, respectively.

Very truly yours,

ELLSWORTH N. DIVER, P.E. Chief, Bureau of Engineering

END: EAM: FWR: ss

cc: J. Trenner J. Wimbley

T-SW Key Sheet 45 & 46 NW 37 Pos. Sheets NW 12 J Topo 57 & 58 Tax Maps

baltimore county office of planning and zoning TOWSON, MARYLAND 21204 (301) 494-3211

LESLIE H. GRAEF DIRECTOR

Mr. Walter A. Reiter, Jr., Chairman Board of Appeals Room 219 - Court House Towson, Maryland 21204

Dear Mr. Reiter:

· Comments on Item #4, Zoning Cycle V, April 1979, are as follows:

Property Owner: Mary E. Riggle Location: NW/S Pleasant Hill Road 2000' SW Tollgate Road Existing Zoning: RC-3 Proposed Zoning: RC-2 Acres: 5.709 District: 4th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The petitioner must comply with the Baltimore County Subdivision Regulations if the petition is granted.

Very truly yours,

May 29, 1979

Planner III Current Planning and Development

department of permits and licenses TOWSON, MARYLAND 21204 JOHN D. SEYFFERT

April 24, 1979

Mr. S. Eric DiNenna, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item # 4 Zoning Advisory Committee Meeting, Cycle V are as follows:

Property Owner; Nary E. Riggle NWS Pleasant Hill Road 2000 SW Tollgate Road Existing Zoning R.C. 3 Proposed Zoning R.C. 2

District:

The items checked below are applicable:
All proposed
X A. Structure shall conform to Baltimore County Building Code (B.O.C.A.)
1970 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.

X B. A building permit shall be required before construction can begin,

X C. Additional <u>miscellaneous</u> Permits shall be required

D. Building shall be upgraded to new use - requires alteration permit.

E. Three sets of construction drawings will be required to file an application for a building permit.

X F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.

G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6:0" of property line.

H. Requested setback variance conflicts with the Baltimore County Building Code. See Section

X J. Comment: Proposed buildings shall be commented on in future as they develop.

Charles E. Burnham Plans Review Chief

CEB:rrf

baltimore county fire department TOWSON, MARYLA

May 22, 1979

DEPUTY STATE AND COUNTY HEALTH OFFICER

department of health

DONALD J. ROOP, M.D., M.P.H.

TOWSON, MARYLAND 21204

Mr. Walter Reiter, Chairman Board of Appeals Court House Towson, Maryland 21204

Dear Mr. Reiter:

Comments on Item #4, Zoning Advisory Committee Meeting for Cycle V, are as follows:

May 14, 1979

Property Owner: Mary E. Riggle NW/S Pleasant Hill Rd. 2000' SW Tollgate Rd. Location: Existing Zoning: R.C. 3 Proposed Zoning: R.C. 2

District: The Zoning Plan, as submitted, does not include enough information to enable the Baltimore County Department of Health to make complete comments.

Any proposed private sewage disposal systems and water wells must comply with all regulations set forth by Baltimore County Department of Health, Water Resources Administration and Maryland State Department of Health and Mental Hygiene.

BUREAU OF ENVIRONMENTAL SERVICES

TOWSON, MARYLAND 21204 (301) 825-7310 Paul H. Reincke

Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: I. Commodari, Chairman Zoning Advisory Committee Re: Property Owner: Mary E. Riggle

Location: NW/S Pleasant Hill Rd. 2000' SW Tollgate Rd.

Item No. 4

Gentlemen:

Zoning Agenda Cycle V

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or ______ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Morks.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCHEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

(x) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEW CAT- Local Hell 5-32.79 Approved:

Planning Group Topic Special Inspection Division

Noted and Leonge M Wegand Fire Prevention Bureau

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 30, 1979

Mr. S. Eric DiNenna Zoning Commissioner Baltimore County Office Building Towson, Maryland 21204

Z.A.C. Meeting of: Cycle V

RE: Item No: 4 Property Owner: Mary E. Riggle Location: NW/S Pleasant Hill Road 2000' SW Tollgate Rd. Present Zoning: R.C. 3 Proposed Zoning: R.C. 2

District: 4th No. Acres: 5.709

Dear Mr. DiNenna:

Number of lots too small to have an effect on student population.

Very truly yours, W Wich Felian W. Nick Petrovich,

Field Representative

T. BAYARD WILLIAMS, JR., VICE-PRESIDENT

MRS. LORRAINE F. CHIRCUS

battimore county department of traffic engineering TOWSON, MARYLAND 21204 (301) 494-3550

STEPHEN E. COLLINS DIRECTOR

May 3, 1979

Mr. Walter A. Reiter, Jr. . Chairman, Board of Appeals Court House Towson, Maryland 21204

> Item No. 4 - ZAC - Cycle V Property Owner: Mary E. Riggle NW/S Pleasant Hill Rd. 2000' SW Tollgate Rd. Existing Zoning: R.C. 3

Acres 5.079 District:

Proposed Zoning: R.C. 2

Dear Mr. Reiter:

No major change in traffic generation is expected by this reclassification.

Very truly yours,

Michael S. Flanigan Engineer Associate II

MSF/hmd

MSF/hmd



494-3180

County Board of Appeals Room 219, Court House Towson, Maryland 21204

January 20, 1981

Mary E. Riggle 428 Pleasant Hill Road Owings Mills, Md. 21117

> Re: Case No. R-80-64 Mary E. Riggle

Dear Mrs. Riggle:

Enclosed herewith is a copy of the Order of Dismissal passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Encl.

cc: John W. Hessian, III, Esquire Mr. W. E. Hammond Mr. J. E. Dyer Mr. N. E. Gerber Mr. J. Hoswell Board of Education

LJF/JRP/fth

THOMAS H. BOYER

THE TITLE GUARANTEE COMPANY ST. PAUL & LEXINGTON STREET ; BALTIMORE-2-MD.

September 18, 1957

App. R-20679

Melvin Blanchard, Atty. The Masonic Building, Room 4, Towson 4, Maryland

C Dear Sir:

O District of Daltimore County containing 6.4 acres on Pleasant Will Road, and find same to be good and marketable as vested in James Watson Beck, Charles Edward Beck, Lewis M. Beck, Helen Beck Goldsmith Porter, Eva Beck Finn, Margaret Beck Dittmar, Thelma Seball, Lillian Porrish, Cliver L. Beck, Charles F. Goldsmith, Jr., Martin L. Goldsmith, Evelyn L. Murk, Mabel E. Love, Mary E. Hawley, Andrew J. Bowen, John F. Bowen and Katherine W Bosley, widow.

The 1957 taxes have been ordered and will be on hand in time for settlement.

Our policy will be issued subject to the following exceptions:

(1) Rights or claims of parties other than the Insured in actual possession of any or all of the property.

(2) Unrecorded easements, if any, on, above or below the surface, and any discrepancies or conflicts in boundary lines or shortage in area or encroachments, which a correct survey or an inspection of the premises would disclose.

(3) Possible unfiled mechanics and materialmen's liens.

(4) This policy does not guarantee marketability of title until a period of six months have expired from the date of filing Notice to Creditors in the Estates of Lawrence C. Beck and Margaret Rebecca Goldsmith and provided further that any claims filed in said Estates shall be discharged.

It is our understanding that as per our recent telephone conversation there is a possible life tenancy tax due in the Estate of Margaret B. Beck and also a possible State Inheritance Tax due in the Estates of Lawrence C. Beck and Margaret Rebeccs · Coldsmith. You stated that you would take these matters up with Mr. Connors of the Orphans! Court of Baltimore County to find out just what taxes or tax may be due.

THE TITLE GUARANTEE COMPANY TITLE BUILDING ST. PAUL & LEXINGTON STREETS BALTIMORE-2-MD.

We have in our file two deeds which you have prepared in your office conveying title to the above mentioned property from the above owners to Hary E. Rivele, the purchaser, and settlement can be had at any time.

If possible please furnish us with a copy of the second deed which you prepared from Evelyn L. Murk, et al, to Mary E. Riggle for our file.

Very truly yours,

RAYMOND J. HYNSON.

ijii/ha copy to Hary E. Riggle.

Goldsmith, Jr. and Dorothy Goldsmith, his wife, of Baltimore County, State of laryland, parties of the first part; and lary E. Riggle party of the second MINIMARITY, That in consideration of the sum of five (75.00) dellars, and

LIBER 3247 FAGE 142.

other good and valuable considerations, receipt whereof is seneby to most sired, the said Evelyn L. Furk and John L. Furk, her husband; Fartin L. Coldmith and Jane F. Goldomith, his wife and Charles F. Goldsmith, Jr. and Deposity Goldstaith, his wife, do grant and convertante the said They 2. Alpha, has heirs and assigns, in fee simple all that lot or ground, situate, lying and being in Politicore County, State of Laryland and described as follows:

THE DED, tade this Ind day or Siptember; in the year one thousand

nine hundr a and fifty-seven by and between Evelyn L. Mark and John L. Mark,

her husband; Martin L. Goldsmith and Jane M. Goldsmith, his wife; Charles T.

DEFI DIDI for the stre at a stone planted on the sile of the founty lose degrees east 1007 feet to an iron pin in the first line of said amole lot at a distance of 174 feet from the beginning of said line thence with said first line and bounding on said County Road north 15 degrees east 254 feet to the place of beginning.

Containing 0.4 Acres of Land, more or less.

HEIM the same property which by deed dated December 50, 1914 a / recorded wion; the Land Records of Faltimore County in Liber W.F.C. To. 450, felio /82 was granted and convered by Mollie H. Turner and John Turner, her harbara to Margaret B. Beck. The said Margaret B. Dock died on or about July 20, 1027 and by her Lact Will and Testument duly recorded in the Orphens Court of Politicare County in Wills Liber J.F.P. No. 34, folio 432 she devised her property to her husband Partin L. Book for his live, and then to her children. Said arraret la cok had and left sprviving her six children, namely: Jumes W. mech, Melen week Goldanith Porter, Charles Edward Beck, Louis E. Seck, Lewisnes C. . cok onl Burgaret Robecca Goldsmith.

The said Partin L. Leck, hasband of said Pargaret B. week and life tenant under her Lant Will and Testament died on or about February 27, 1.55. The said tearesco C. Beck, one of the children of said lumaret D. Bek, died intestate on or about September 5, 1955 leaving as his only heirs at law his widow, Eva Jock Finn and four children, Parguret book Dittmar, .helma Edual, Lillian larrish and Oliver L. Seck.

The said Largeret Rebecca Coldsmith one of the children of said Larraret H. Beck, died intestate on or about February 1950, leaving as her sole heirs at law, her six children; John F. Bowen, endrew J. Bowen, Mabel E. Love, Evelyn L. Lurk, Lury E. Hawley and Hatherine Hooley; and her hustand Charles P. Gold-The said Charles F. Goldsmith died intestate on or about Deptoder 1. 1955 leaving as his only heirs at law his three children, Evelyn L. Mark,

April 16, 1979

Martin L. Goldsmith and Charles F. Goldsmith, Jr.

TOGETHER with the buildings and improvements thereupon erected ande or being and all and every the rights, alleys, ways, waters, privileges, appeartenances and advantages, to the same belonging, or in angul e apportaining.

TO TAVE ATD TO HOLD, the said lot of ground and provides, those dispulsed and mertiosed, and hereby intended to be convered; unto and to the use of the said purty of the second part, her heirs and accient, in fee simple

AD the parties of the first part hereby coverant that they have not done nor suffered to to done any act, matter or thing mastscever to encumber the property hereby conveyed; and that they will warrant opeciesty the order orty. horeby granted and convoyed; and that they will execute such further and trancos of said land as may be requisite.

ATTIME the hands and seals of the within noted drantors.

AIT TES:

SILTERIAL CONT. STATE OF ILEMAND, TO WIT:

terore no, the subscriber, ductively the flore of the state of carried, in not

for the place aforesaid, personally appeared Evelyn L. Furk and John L. Furk, her husland, two of the within named Grantors, and they colmowledged the aforegoing dead to be their act.

ITEM NO. 4

PROPERTY OWNER: Mary E. Riggle
LOCATION: N/W/s of Pleasant Hill Road, 2,000' S/W of Tollgate Road ACREAGE: 5.71 ELECTION DISTRICT: 4

COUNCILMANIC DISTRICT: 3 GEOGRAPHICAL GROUP: None RECOMMENDED DATE OF HEARING: Week of October 8, 1979 FUNCTIONAL CATEGORY: None

ZONING PRIOR TO ADOPTION OF 1976 COMPREHENSIVE ZONING MAP: R.D.P. EXISTING ZONING: R.C. 3 REQUESTED ZONING: R.C. 2

PLANNING BOARD RECOMMENDATION: Retain Existing Zoning (R.C. 3)

This property, containing a single-family dwelling, is located in what is today a rural area of Boltimore County. During the preparation and processing of the 1976 Comprehensive Zoning Map, the zoning of this property was not identified as a specific issue before either the Planning Board or County Council. The Board recommended R.C. 3 zoning for the subject property; the Council adopted the Board's recommendation.

The subject property is located in the central portion of a large acreage in the R.C. 3 zoning classification. The area is designated in the preliminary Growth Management Plan as the "Owings Mills Urban New Development Area, 1985". In both the processing of the 1975 Comprehensive Plan and the 1976 Comprehensive Zoning Map this area was considered as an appropriate area for future urban growth.

The following is an excerpt from Section 1A02 of the Baltimore County Zoning Regulations stating the legislative findings for the R.C. 3 zone:

> a. That specific areas in Baltimore County are ideally suited for future higher density development due to their favorable geographic location to existing urban areas.

b. That these areas can be most economically provided with metropolitan water and sewer and other services.

c. That these areas are being preempted by scattered large lot development which will effectively destroy their use for future higher density development.

d. That any appreciable amount of preempting development must be deferred until future urban development can proceed.

e. That adequate large lot development areas are available without preempting these

The Planning Board believes that the existing zoning is appropriate here and that the zoning map is correct. It is the Board's opinion that the application of the R.C. 2 (Agricultural) zone would be contrary to sound planning principle.

It is therefore recommended that the existing zoning, R.C. 3, be retained.

- BALTIMICAL COURTY | OFFICE OF FLARINING & YONING TOWSON, MARYLAND 21204

WILLIAM E. HAMMOND ZONING COMMISSIONER

September 4, 1979

Ms. Mary E. Riggle 428 Pleasant Hill Road Owings Mills, Maryland 21117

> RE: NW/S Pleasant Hill Road. 2000' SW of Tollgate Road, Petition for Reclassification Case No. B-80-64

Dear Sir:

This is to advise you that ______is due for advertiging and posting of the above property.

Please muke check payable to Ealtimore County, Maryland and remit to Mrs. Jones, Room 113, County Office Bu'lding, Towson, Maryland 21204, before the hearing.

WEE/sj

Mr. Norman W. Lauenstein Chairman County Council Old Courthouse Building Towson, Maryland 21204

BLANCHARD & SLEETH

ATTORNEYS AT LAW TOWSON & MARYLAND

> Re: Reclassification Request 428 Pleasant Hill Road Owings Mills, Maryland 21117 4th District

Dear Mr. Lauenstein:

I Mary E. Riggle have filed all papers necessary requesting a reclassification from RC 3 to RC 2 along with Title Guarantee Co. data of 1957 stating acreage

I would appreciate that this hearing be heard before the cycle due date due to the fact that I just returned from a long stay at Baltimore County General hospital with three very bad heart attacks and a stroke. I am now in need of someone with me at all times.

My daughter and her family will occupy the larger home now existing.

Your immediate attention to this matter would be greatly appreciated.

Sincerely,

cc: Mr. James T. Smith Mr. William Kirwin Mr. Leslie Graef Mr. Nicholas B. Commodari

> AFTER FIVE DAYS RETURN TO Mrs. Mary E. Riggle 428 Pleasant Hill Rd. Owings Mills Md. 21117

APR 23'79 3M

ZONING DEPARTMENT

THE TITLE GUARANTEE COMPANY TITLE BUILDING ST. PAUL & LEXINGTON STREETS BALTIMORE - 2 - MD.

App. H-20679

September 19, 1957

Melvin Blanchard, Atty. The Masonic Duilding, Room 4. Towson 4, Maryland

C Dear Sir:

District of Beltimore County containing 6.4 acres on Pleasant Mill Road, and find some to be good and marketable as vested in James Watson Beck, Charles Edward Beck, Lewis M. Beck, Helen Beck Goldsmith Porter, Eva Beck Finn, Hargaret Beck Dittmar, Thelma Seball, Lillian Parrish, Oliver L. Beck, Charles F. Goldsmith, Jr., Martin L. Goldsmith, Evelyn Makel F. Love Market B. Barran Labor F. Barran and Marketable. L. Murk, Mabel E. Love, Mary E. Hawley, Andrew J. Bowen, John F. Bowen and Katherine Bosley, widow.

> The 1957 taxes have been ordered and will be on hand in time for settlement. Our policy will be issued subject to the following exceptions:

(1) Rights or claims of parties other than the insured in actual possession of any or all of the property.

(2) Unrecorded easements, if any, on, above or below the surface, and any discorpancies or conflicts in boundary lines or shortage in area or encroachments, which a correct survey or an inspection of the premises would disclose.

(3) Possible unfiled mechanics and materialmen's liens.

(4) This policy does not guarantee marketability of title until a period of six months have expired from the date of filing Notice to Creditors in the Estates of Lawrence C. Beck and Margaret Redecca Goldsmith and provided further that any claims filed in said Estates shall be discharged.

It is our understanding that as per our recent telephone conversation there is a possible life tenancy tax due in the Estate of Margaret B. Beck and also a possible State Inheritance Tax due in the Estates of Lawrence C. Beck and Margaret Rebeccs Goldsmith. You stated that you would take these matters up with Mr. Commors of the Orphans! Court of Daltimore County to find out just what taxes or tax may be due.

"Kar 12 1981

THE TITLE GUARANTEE COMPANY TITLE BUILDING ST. PAUL & LEXINGTON STREETS BALTIMORE - 2 - MD.

We have in our file two deeds which you have prepared in your office conveying title to the above mentioned property from the above owners to Mary E. Rivale, the nurchaser, and settlement can be had at any time.

If possible please furnish us with a copy of the second deed which you prepared from Evelyn L. Murk, et al, to Mary E. Riggle for our file.

Very truly yours,

RAYMOND J. HYNSON, Examiner.

A JH/lum

copy to Hary E. Riggle.

May 14, 1979

Hr. Walter Esiter, Chairmen Board of Appeals Court House Towson, Meryland 21204

Dear Mr. Reiter:

Comments on Iven fl. Zoning Mivisory Committee Meeting for Cyale V. are as follows:

> Property Owner. ENS Pleasant Hill Ed. 2000' Sy Tollgate Ed. Lucations Existing Conings E.C. 3

Proposed Zonings R.C. 2 Acrest District:

The Zoning Plan, as submitted, does not include enough information to enable the Baltimore County Department of Realth to make complete comments.

Any proposed private sewage disposel systems and water wells must comply with all regulations set forth by Baltimore County Department of Esalth, Water Resources Administration and Maryland State Department of Realth and Mental Hygiene.

ion J. Porrest, Acting Director BURRAN OF ENVIRONMENTAL SERVICES

IJP/JEP/Sth

Apr11 14, 1979 Please take one minute to read.

0

Baltimore County Office of Planning and zoning Towson, 1 ryland 21204

Attention: Mr. Eric Dinenna

Mr. Nicholas B. Commodare, and all others concerned

Dear Sire,

I, Mrs. Mary E. Riggle upon your mercy ask that this be made as shown on surveyor plat along with the full description.

1. As senior citizens, we are not able to do because of illness beyond our control, Mr. Figgle with very high blood pressure, diabetus, and very short of breath to do all the chores required.

* 2. Myself with heart condition, high blood pressure, of which as of February 19, 1979 I suffered three bad heart attacks and a stroke and laid five weeks on death bed at Baltimore County General hospital. If you care to check or call my doctor, Schennoff, you have my permission and I am in need of someone with me at all times.

3. The new home will be at the call of my daughter who will take over the older home, also her sons will take over the chores of both dad and I and provide us with the help we need that we may stay here the rest of our lives, if granted this special request.

4. We have lived here over twenty some years and love it very much and hope you will make this possible for us to stay here.

5. This being done now while I am living will cause no misunderstanding later.

Thank you and God Bless all Concerned.

428 Pleasant Hill Road Owings Mills, Maryland 21117

> MOTICE OF HEARING BEFORE THE COURTY BOARD OF APPEALS

RE: NW side of Pleasant Hill Rd., 2000'. SW of Tollgate Road Petition for Reclassification - Case No. R-80-64

Wednesday, September 12, 1979

PLACE: ROOM 218, CODRITHOUSE, TOWSON, MARYLAND

to accompany Reclassification Patition for Riggle property from RC-3 to RC-2

DESCRIPTION

Brarming for the same at a point on the Morthwest side of Pleasant Will Road, approximately 2000 Southwest of Tollgate Road; and running thence from soid place of boginning North 68048 50" west, with all bearings referred to the True Meridian, 1031.25'; South 33°23'50" West 234.00"; Couth 68°32'10" Wast 1084.84" to a point in sold Plassent Hill Road; and North 20011-10" Bast, binding in and along the said Rorthwest sile of said Pleasant Hill Road, 234 more or less, to the place of beginning,

Containing 5.709 ACRES of land, more or leas.

April 2nd, 1979.

PETITION FOR RECLASSIFICATION 4th District

Petition for Reclassification from R.C. 3 to R.C. 2

Northwest side of Pleasant Hill Road, 2,000 feet Southwest LOCATION:

of Tollgate Road

ZONITG:

Wednesday, September 12, 1979 at 10:00 A.M.

PUBLIC HEARING: Room 218, Courthouse, Towson, Maryland

The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter will hold a public hearing:

> Present Zoning: R.C. 3 Proposed Zoning: R.C. 2

All that parcel of land in the Fourth District of Baltimore County

Being the property of Mary E. Riggle, as shown on plat plan filed with the Zoning

Hearing Date: Wednesday, September 12, 1979 at 10:00 A.M. Public Hearing: Room 218, Courthouse, Towson, Maryland

RECLASSIFICATION
4th District

Being the property of Mary E.
Riggle, as shown on plat plan filed
with the Zoning Department.
Hearing Date: Wednesday, September 12, 1979 at 10:00 A.M.
Public Hearing: Room 218, Courthouse, Towson, Maryland.
By Order Of
WALTER A. REITER, JR.,
Chairman

Chairman County Board of Appeals of

BY ORDER OF WALTER A. REITER, JR., CHAIRMAN COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

August 23, 1979 **TOWSON, MD. 21204** THIS IS TO CERTIFY, that the annexed advertisement of

ETITION FOR RECLASSIFICATION - Mary E. Riggle was inserted in the following:

☐ Catonsville Times ☐ Essex Times ☐ Towson Times

PETITION FOR
RECLASSIFICATION
4th District
ZONING: Petition for Reclassilication from R.C. 3 to R.C. 2
LOCATION: Northwest side of
Pleasant Mill Road, 2,000 Net
Southwest of Toligate Rived
DATE & TIME: Wednesday, September 12, 1979 et 10:00 A.M.
PHEN IO. HEARING: Room 218.

PUBLIC HEARING: Room 218, Courthouse, Towson, Maryland The County Board of Appeals

or Battemore County, by authority of the Battemore County Charter will hold a public hearing: Present Zoning: R.C.3
Proposed Zoning: R.C.2
All that parcel of land in the

All that parcel of land in the Fourth District of Beltimore County BEGINNING for the seme at a point on the Northwest side of Pleasant Hill Road, anproximately 2000' 80-sitweet of Toligate Road; and running thence from seid place of beginning North 88*48'50'' West, with all bearings referred to the True Meridian, 1031-25'; 8outh 33*23'50'' West 234.84' to a point in said Pleasant Hill Road; and North 20*11'10'' East, binding and along the said Northwest side

and along the said Northwest side of said Pleasant Hill Road, 234' more or less, to the place of begin-

ning.
Containing \$ 709 ACRES of land, more or less.
Being the property or Mary E.
Riggle, as shown on plat plan filled with the Zoning Department Hearing Date Wednesday, September 12, 1979 at 10:00 A.M.
Public Hearing: Room 218,
Courthouse, Towson, Maryland
BY ORNER OR
WALTER A. REITER, JR.,
CHARMAN

CHAIRMAN COUNTY BOARD OF APPEALS OF

BALTIMORE COUNTY, MARYLAND

FROM: Fary E. Riggle

Filing Fee

OFFICE OF FINA REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

DATE August 13, 1979 ACCOUNT 01-662

☐ Arbutus Times Community Times

weekly newspapers published in Boltimore, County, Maryland, once a week for ______ successive weeks before the was inserted in the issues of August 23,1979.

STROMBERG PUBLICATIONS, INC.

CERTIFICATE OF PUBLICATION

RECLASSIFICATION 4th District	
ZONING: Petition for Reclassifica- tion from R.C. 3 to R.C. 2. LOCATION: Northwest side of Pleasant Hill Road, 2000 feet	TOWSON, MD.,August 23, 19
Southwest Tollgate Road. DATE & TIME: Wednesday, September 12, 1979 at 10:00 A.M.	THIS IS TO CERTIFY, that the annexed advertisement wa
PUBLIC HEARING: Room 218. County Office Building, 111 W. Courthouse, Towson, Maryland.	published in THE JEFFERSONIAN, a weekly newspaper printe
The County Board of Appeals for Baltimore County, by athority of the Baltimore County Charter will	and published in Towson, Baltimore County, Md., once in each
hold a public hearing: Present Zoning: R.C. 3.	one time successive weeks before the 12th
Proposed Zoning: R.C. 2.	day of Santorbor 19.73, the first publicatio
Fourth District of Baltimore County, BEGINNING for the same at a	•
point on the Northwest side of	appearing on the 23rd day of August
2000' Southwest of Tollgate Road; and running thence from said place of beginning North 68" 48' 50" West,	19_79.
with all bearings referred to the	THE PERCONNAN
23' 50" West 234.00" South 68" 32' 10" East 1084.84' to a point in said Pleasant Hill Road; and North 20"	Il frank sirretur
11' 10" East, binding in and along	
Pleasant Hill Road, 234 more of less, to the place of beginning. Containing 5.709 acres of land,	Manager.
more or less. Being the property of Mary E.	Cost of Advertisement, \$
Riggle, as shown on plat plan filed	

BALTIMORE COUNTY, MARYLAND OFFICE OF FIT CE-REVENUE DIVISION
MISCELLANECES CASH RECEIPT

DATE September 12, 1979 ACCOUNT 01-662

FROM: Fary E. Riggle

FOR: Advertising and Posting for Case No. R-80-61

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331,48 sc

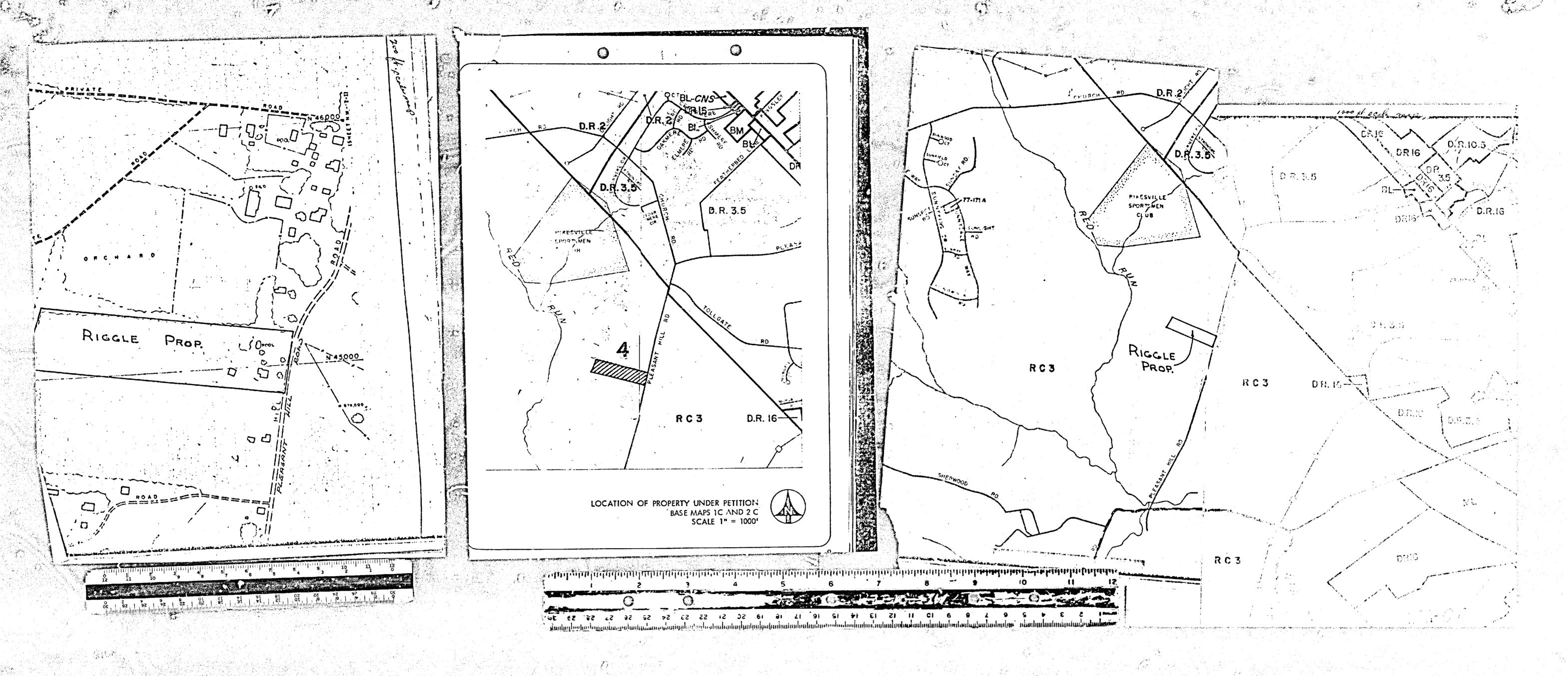
VALIDATION OR SIGNATURE OF CASHIER

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FOR: Petition for Reclassification Case No. R-80-64

VALIDATION OR SIGNATURE OF CASHIER



CERTIFICATE OF POSTING

ZONING DEPARIMENT OF BALTIMORE COUNTY

Towson, Maryland

Date of Posting August 24,1879

Posted for: Petitioner: MARY E, RIGGLE

Petitioner: MMRY E, RIGGLE

Location of property: NW/S PLEASANT HILL Rd, 2000' SW

Location of Signs: FRONT 428 PLEASANT HILL Rd.

Remarks:

Posted by Llocature Signature

1 - SIGIU

